



Committee of the Whole Meeting
Monday, November 29, 2010
Minutes
6:30 PM
Town Hall, 10 N High Street

Call to order: Mrs. Rush-Ekelberry called the meeting to order at 6:30pm.

Roll Call: John Bender Steve Donahue
Bobbie Mershon Marilyn Rush-Ekelberry
Leah Turner James Wynkoop

Dr. Bender moved to excuse Mr. Deeds; seconded by Mrs. Mershon.

VOTE: **AYES** Dr. Bender, Mrs. Mershon, Mr. Donahue, Mr. Wynkoop
Mrs. Rush-Ekelberry, Mrs. Turner
NAYS

Motion passed.

Agenda Items

Presentation from the Ohio Housing and Financing Agency – Kevin Clark

Mr. Clark provided a handout to the council members and introduced Guy Ford, the Director of Legislative Affairs. This program uses Federal Income Tax Credits and is used to finance the construction of affordable rental housing. It is run by the Federal Revenue Service on the federal level then each state has an agency to administer the program on the state level. There is a competitive process to distribute the credits that are allotted to the State of Ohio.

There are limits on the incomes of the families that live in the development, as well as limits on the amount of rents that can be charged. Within Franklin County, an individual may not make more than \$28,860, or a couple cannot make more than \$32,940 in order to be able to live in these developments.

Some of the policies and goals of OHFA were presented; including experienced property managers, redevelopment, collaboration with local government and service to very low-income populations.

There have been 109 applications submitted for these credits for 2011 and only 30-40 will be selected after being reviewed by analysts on OHFA staff. Selections will be announced on March 17, 2011. There are site, area and usage guidelines for awarding the credits. Proposals selected in March will have to submit a full application by June 30, 2011. Once the full application is reviewed, it will be taken to an 11 member Board of OHFA. There is also an office of compliance to make sure that the properties are compliant with the rules. There is an annual certification and an onsite inspection at least every three years. If property is not doing well, tax credits can be revoked.

Mrs. Rush-Ekelberry asked how a person's income is calculated. Mr. Clark stated that it is based on the anticipated income for the next 12 month period from employment, social security, pensions and income from assets or dividends. Discussion ensued regarding compliance.

Mary Hada, of the NRP Group, stated that the property management would handle the compliance with number of people allowed to reside there and income requirements. Each person would have to be over 55 years of age living in the apartment according to NRP group. That rule is more stringent than the IRS requirements. Discussion ensued and Mr. Clark answered a list of resident questions, including...

- Per NRP, 100% of people have to be 55 years of age.
- Residents do not have to be married.
- Local codes would dictate maximum occupancy numbers
- Manager will work a 40 hour week, as well as a maintenance person.
- Rent will be determined by a calculation of the maximum income levels and the number of bedrooms. The property owners will determine the rate.
- Canal Winchester residents will not be given any preference when on the waiting list to get a unit. They can't guarantee that someone could choose to live in the Canal Winchester facility.
- At least 80% of units must meet the 55 and older age restriction.
- Credits and compliance were discussed.
- The survey / market study was discussed.

Mr. Chris Strayer was asked to answer some questions and was advised by the Village's counsel to only answer questions with regard to OHFA tonight and save other questions for the Public Hearing scheduled for 12-6-10.

Mrs. Turner stated that her biggest concern is how this affects the Historic District. Mr. Strayer stated that they aren't to that point in the application yet. There are many other issues that must go through Planning and Zoning before getting to that point.

Mrs. Mershon asked if any person or group residing in the Village of Canal Winchester, been compensated or received benefit in any form relating to the development of this project.

Zoning Amendment ZA-10-03 -Andrew Dutton

Mr. Dutton stated that the only changes have been on pages 14-15 entailing a penalty procedure process and a certificate of occupancy process. The plan review procedure was standardized; going from Planning and Zoning to engineering review and then finally building review.

Mr. Donahue asked about the temporary use / special events permit with regards to the way it reads and would be applied to the Pepsi concession stand at the football games. He asked for clarification on the drop off bins with no advertising rule also.

The construction trailer / pods sitting on property were discussed.

Once we become a city we are required to have our own Health Department or to contract for those services. An RFP was sent out on August 23rd to Fairfield County Health Dept, Franklin County Board of Health and the City of Columbus Public Health asking if they could meet the requirements of the Ohio Administrative Code and to submit proposals back to us.

Two proposals were received; one from the Fairfield County Health Dept. and the Franklin County Board of Health. Of the six required services, both did state that they could meet all of them. It was also asked if they could provide plumbing installation and inspection, rabies control, housing maintenance and occupancy, rat control , animal control, nuisance abatement, manure control, dead animal control, approval of building plans, household sewage treatment systems, mosquito management and restaurant compliance. Each responded to the items they can provide.

Ms. Osborn and the Mayor have met with representatives of both departments and believe that Franklin County will better meet our needs and their price per capita is \$5.73. Fairfield County price per capita is \$6.58. This is based on the population number for Canal Winchester when we reach city status and would be slightly less than we pay currently.

The next step would be to ask an agency to prepare a contact that would be entered into upon becoming a city and Ms. Osborn asked for direction from Counsel. Dr. Bender will sponsor the legislation.

Other Business

Mrs. Mershon attended a Municipal League conference and learned about Public Forums vs. Public Hearings. The forum offers a different way to present items to your community without it being so confrontational. The National League of Cities offers this as a program you can take with them. They will come and talk to everyone on the staff. It seems that it may be worthwhile to take a look at their program.

Maybe they could come to the retreat and do a session. Mrs. Mershon would like staff to be involved also. Discussion ensued.

Mrs. Rush-Ekelberry noted that the Coach of the Year for Boys Cross Country and MSL Groups Cross Country was Dr. Bender. He was congratulated!

Adjourn

Mr. Donahue moved to adjourn the meeting and was seconded by Mrs. Turner.

VOTE: **AYES** Dr. Bender, Mrs. Mershon, Mr. Donahue, Mr. Wynkoop
Mrs. Rush-Ekelberry, Mrs. Turner

NAYS

Motion passed. Time out 7:52pm